

SUBDIVISION REVIEW SHEET

CASE NO.: C8S-80-099 (VAC)

Z.A.P. DATE: 10/18/16

SUBDIVISION NAME: Triplett Hideaway

AREA: 41.37 acres

LOT(S): 2

OWNER/APPLICANT: Fifth Generation, Inc. (Bert B Beverage)

AGENT: Stantec (Craig M Chonko)

ADDRESS OF SUBDIVISION: 9205 and 9033 Blocker Lane

GRIDS:M-9, N-9

COUNTY: Travis

WATERSHED: Dry Creek East

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided with the replat.

DEPARTMENT COMMENTS: The request is for approval of the total vacation of the Triplett Hideaway subdivision consisting of 2 lots on 41.37 acres approved by Commission on August 6, 1980. Water will be provided by the City of Austin and wastewater by on-site septic system.

STAFF RECOMMENDATION: The staff recommends approval of this total vacation. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

PHONE: 512-854-7687

Email address: sarah.sumner@traviscountytexas.gov

VACATION INSTRUMENT

**TOTAL VACATION OF
TRIPLETT HIDEAWAY**

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS Fifth Generation, Inc. ("Proprietor") is the owner of all the real property included in Triplett Hideaway, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin ("City"), of which is recorded in Volume 79 Page 386 of the Plat Records of Travis County, Texas (the "Plat"), and whereas said lots comprise all of the land encompassed by the Plat; and

WHEREAS, Proprietors now wish to vacate all of Triplett Hideaway in accordance with the procedures set forth in Section 212.013 of the Texas Local Government Code; and

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Proprietors do hereby declare that, subject to the approval by the City's Zoning and Platting Commission and Travis County Commissioners Court, Triplett Hideaway is vacated. All easements released will be rededicated with a replat.

EXECUTED this 15th day of April, 2016.

PROPRIETOR:

By: Bert B. Beveridge II
Bert B Beveridge II
President, Fifth Generation, Inc.

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Bert B Beveridge II, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 1st day of April, 2016

[Signature]
Notary Public in and for the State of Texas

My Commission Expires: 11/1/16



Approval of Total Plat Vacation

BE IT KNOWN, that on the ____ day of _____, 20__, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as Triplett Hideaway, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin, which is recorded in Volume 79 Page 386 of the Plat Records of Travis County, Texas, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this ____ day of _____, 20__.

Chair
Zoning and Platting Commission
City of Austin

ATTEST:

Secretary
Zoning and Platting Commission
City of Austin

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Gabriel Rojas, known to me to be the person whose name is subscribed to in the foregoing instrument of writing as Chair of the Zoning and Platting Commission of the City of Austin, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purpose and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS

COUNTY OF TRAVIS

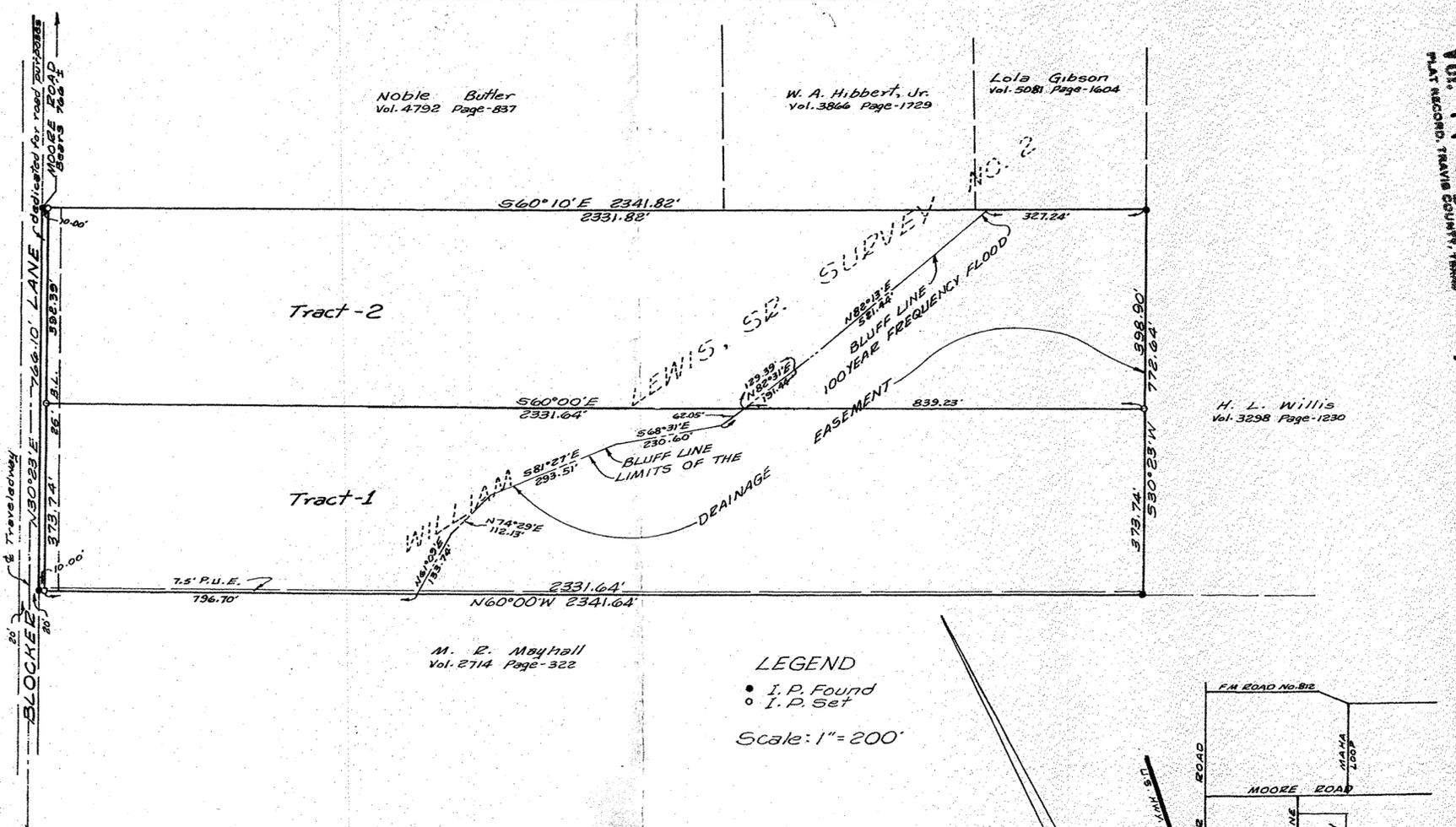
On _____, 20 _____, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as _____, as described above.

EXECUTED, this _____ day of _____, 20 _____.

Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

After Recording Return to:
Travis County TNR
Attention: Sarah Sumner
Inter Office Mail



TRIPLETT HIDEAWAY

STATE OF TEXAS
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS
 That I, Virginia M. Matula, formerly Virginia Marie Neal, Independent Executor of the Estate of Charlie Anton Neal, deceased, Cause No. 30,563 of the Probate Records of Travis County, Texas, owner of 41.37 acres of land out of the William Lewis, Sr. Survey No. 2, said property having been conveyed to Charlie Anton Neal by deed of record in Volume 3300 at Page 103 of the Deed Records of Travis County, Texas, do hereby subdivide said property in accordance with the attached plat, said subdivision to be known as **TRIPLETT HIDEAWAY** and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND this the 14th day of June A.D. 1980.
 Virginia M. Matula
 Virginia M. Matula
 3006 Cedarlawn Circle
 Austin, Texas 78723

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

Be it resolved by the Commissioners Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real Estate Subdivision does not obligate the County to install street marking signs, as this is considered to be a part of the developers' construction; but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County.

"I, B.F. Priest, am authorized under the laws of the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct; and was prepared from an actual survey of the property made under my supervision on the ground."

B.F. Priest
 B.F. Priest, Reg. Public Surveyor No. 828
 DATE 5-5-80

HEALTH DEPARTMENT RESTRICTIONS:

- No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.
- No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water supply with adequate quantity for family use and operation of an approved individual sewage system.
- This subdivision is restricted to single family residences only until a public sewer system is available.

These restrictions are enforceable by the Austin-Travis County Health Department and/or owners or developer.
 This subdivision has been accepted for development using an evapotranspiration type system by the Austin-Travis County Health Department.

Tommy F. Green
 Tommy F. Green, Health Officer
 DATE 6-11-80

STATE OF TEXAS
 COUNTY OF TRAVIS
 Before me, the undersigned authority, on this day personally appeared, Virginia M. Matula, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
 WITNESS MY HAND AND SEAL OF OFFICE, this the 14th day of June A.D. 1980.

Richard S. Williams
 Richard Samuel Williams, Notary Public in and for Travis County, Texas
 My Commission Expires FEB 27, 1984

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 6th day of AUGUST A.D. 1980.
 Miguel A. Guerrero, Chairman
 Mary E. Schechter, Secretary

Richard R. Lillie by Evelyn S. Butler, Director of Planning
 EVELYN S. BUTLER
 FILED FOR RECORD, this the 18 day of Aug A.D. 1980 at 1:40 o'clock P.M.
 Doris Shropshire, Clerk County Court, Travis County, Texas.

BY *Linda Kleemeier*
 Linda Kleemeier, Deputy

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 18th day of August A.D. 1980, the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book 798 at Page 427.
 WITNESS MY HAND AND SEAL OF OFFICE, this the 18th day of August A.D. 1980.
 Doris Shropshire, County Clerk, Travis County, Texas.

BY *Linda Kleemeier*
 Linda Kleemeier, Deputy

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Doris Shropshire, Clerk of said County Court of Travis County, Texas, within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 18 day of Aug A.D. 1980, at 1:45 o'clock P.M. and duly recorded on the 18 day of Aug A.D. 1980 at Page 386 in the Plat Records of said County in Book 798 at Page 386.
 WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.
 Doris Shropshire, Clerk County Court, Travis County, Texas.

BY *Linda Kleemeier*
 Linda Kleemeier, Deputy

NOTE: The 100 Year Frequency Flood is contained within the Drainage Easement as shown hereon.
 Any Construction adjacent to the easement line shall have a minimum Finished Floor Elevation of one foot above the average natural ground level of the easement line.

Carl E. Newsome
 Carl E. Newsome, Registered Professional Engineer
 DATE 30 July 1980
RECEIVED
 MAY 13 1980
 CITY PLANNING
 CITY OF AUSTIN
 CBS-80-099

Vol. 19 Page 386
 Plat Record, Travis County, Texas
 Aug-18-80 RCCH 6 8559 # 2000
 2-36-6211
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Triplett Hideaway Plat Location Map

